

## **ECONOMIC DEVELOPMENT COMMITTEE MINUTES**

April 22, 2015

The North Ogden Economic Development Committee (EDC) met on April 22, 2015 at 6:00 p.m. in the Council Chambers of the Municipal Building, 505 East 2600 North, North Ogden City, UT 84414. Notice of time, place and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on April 20, 2015.

### **Present:**

Joan Brown	Resident
Jim Urry	Council Member (arrived 6:24 p.m.)
Shawn Maynard	Business Owner
Jenice Jones	Business Owner
Mike Carter	Resident
Lisa Dahl	Resident (departed 7:30 p.m.)
Christian George	Resident
David Gordon	Business Owner/Resident

### **Staff:**

Brent Taylor	Mayor
Stacie Cain	Deputy City Recorder

### **Excused:**

Lynn Satterthwaite	Council Member
Kirk Chugg	Resident
Brandon Toyn	Branch Manager, Zion's

### **Visitors:**

Troy Cutrbus

Mayor Taylor called the meeting to order at 6:05pm. Jenice Jones offered the invocation and led the audience in the Pledge of Allegiance.

### **CONSENT AGENDA**

#### **1. CONSIDERATION TO APPROVE THE MARCH 25, 2015 ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES**

**Joan Brown moved to approve the consent agenda. Jenice Jones seconded the motion; all voted in favor.**

## **AGENDA**

### **1. PUBLIC COMMENTS**

David Gordon asked for an update regarding the library project. Mayor Taylor reported the City has developed an alternate library proposal that has been provided to the Weber County Library Board; the proposal would relocate the library to the old Public Works Facility site, which has better access and parking opportunities. The Library Board showed some interest in the proposal, but continued discussion is necessary and he is hopeful to provide additional feedback to the City Council and the Economic Development Committee (EDC) soon. He stated the County would like to start construction on the project next spring, so a decision needs to be made within the next two months. He stated the Library Board meets the first Tuesday of each month and it would be nice for members of the EDC to show support for the proposal.

### **2. UPDATE ON ECONOMIC DEVELOPMENT PROJECTS**

Mayor Taylor provided the EDC with an update on four different economic development projects in the City: first was the redevelopment of the old Smith's building. Smith's still owns the building and they now plan to demolish half of the old building to make room for additional parking for the new store. The remainder of the space will be remodeled and filled with tenants and they intend to start work on that project within the next two months with hopes to reopen by November. He added there is work underway behind the old building to widen the alleyway to create a true access point to the new Smith's building. He then stated the second project is at the corner of Washington Boulevard and 2700 North; the City is working with a developer to do a master plan of the whole area for a mid-box anchored shopping center. He stated a 50,000 square foot user has been identified that would provide a great benefit to the City. He discussed the relocation of a detention basin in the area as well as negotiations relating to private property acquisition and stated he is hopeful the project will start later this year. There was a brief discussion regarding traffic in the area, with Mayor Taylor noting it may be necessary to reconfigure roadways and parking in the area and the Utah Department of Transportation (UDOT) has agreed to install a traffic signal upon commercial development of the area. He stated he anticipates the area would be a great draw of citizens from other cities in the region if the commercial development is successful. He then provided an update regarding the redevelopment of the North Ogden Plaza (King's). He stated the plan has been to try to find a developer that would redevelop the entire plaza at one time, but if that is not possible it is important to begin redevelopment of single buildings in the plaza that could be a catalyst for redevelopment of the entire area. The Cutrubus family has some plans for redevelopment of their building, which is the old Macy's 25,000 square foot building, and that could help establish a new standard for the entire plaza. Troy Cutrubus stated that his family is in the midst of negotiating a lease with a tenant for the building, but he cannot share details about the tenant except for the fact that they are family oriented and would like to open for business in November. Mayor Taylor stated gearing the plaza towards family entertainment and dining is a great concept and would provide significant benefit to the City. He then facilitated a brainstorming session asking the EDC to indicate what types of stores they would like to be

recruited to the North Ogden Plaza or to the new commercial development at the corner of 2700 North and Washington Boulevard. The brainstorming session yielded the following list:

- Fabric or craft store
- Ace or home improvement store
- Sporting goods store
- Sit down restaurants
- Higher end clothing department store
- Trader Joes
- Whole Foods
- Outdoor boutique (mountain biking or running store)
- Bowling alley
- Chuck E. Cheese
- Entertainment oriented businesses
- Shoe store
- Outdoor ice skating rink during winter months

Discussion then centered on the types of businesses that would be most suitable for the North Ogden Plaza and the new commercial development at 2700 North and Washington Boulevard, with a focus on the types of restaurants that would consider locating in North Ogden.

Mayor Taylor then provided the EDC with an overview of the development that will occur on the old Country Boy Dairy property over the course of the next year. The City is working on a mixed-use ordinance that would facilitate the owner's development proposal, which will include commercial, residential, retail, and open space components. The City has made it clear that the design standards for the mixed-use development will be high so as to ensure that the residential units in the development are high end. One of the City's goals is to facilitate walkable developments and there may be an opportunity to install a pedestrian bridge over Washington Boulevard to connect the Country Boy Dairy development to the North Ogden Plaza.

### **3. DEVELOP RECOMMENDED BUDGET PRIORITIES FOR BEAUTIFICATION OF WASHINGTON BLVD**

Mayor Taylor reported City Administration and the Redevelopment Agency (RDA) Board are currently working to develop the RDA budget for Fiscal Year 2015-2016 and he has had discussions with the Board about dedicating some funding to beautification efforts of Washington Boulevard, which is included in the RDA area. He stated he has recommended setting aside 10 percent of the RDA income every year for economic development initiatives. He stated it is necessary to conserve a large portion of RDA funding to pay the annual payment on the aquatic center bond as well as to offer incentives for major projects. He stated some of the beautification ideas that were discussed at the last EDC meeting include bus stops, benches, garbage cans, welcome signs, decorative utility boxes, public art and painting on old buildings, chalk art, and flower planters. He stated he has heard Brigham City offers beautification grants where business owners can apply for assistance to complete beautification or enhancements of their buildings located on Main Street. He stated he would like to propose a similar program in

North Ogden. Discussion then centered on ongoing maintenance of the beautification enhancements, such as benches and garbage cans, with Mayor Taylor stating maintenance would be incorporated into the City's general budget, if necessary, but he is hopeful that business owners would assist in ongoing maintenance. He then stated there have also been discussions about developing ordinances that would allow the City to cite home owners who are not taking care of their properties and even work to demolish homes that are no longer inhabitable and are creating an eyesore along Washington Boulevard. He concluded that 10 percent of the RDA budget would be roughly \$50,000 and he asked the EDC to prioritize how that money should be used for beautification efforts. After a high level discussion regarding the cost of each beautification component, the EDC arrived at the following priority list:

- Welcome sign(s) with landscaping
- Bus stops
- 20 flower planters
- Benches
- Weed mowing of unkempt properties in commercial areas

#### **4. DISCUSSION ON A REMODEL/BEAUTIFICATION GRANT PROGRAM**

See item three.

#### **5. PUBLIC COMMENTS**

There were no public comments.

#### **6. ECONOMIC DEVELOPMENT COMMITTEE/STAFF COMMENTS**

Mayor Taylor stated Administration is currently discussing a City pride spring cleanup program; the program is in the conceptual stage. There are some neighborhoods in the City with a few properties that are unkempt and causing a negative impact on neighboring properties. The idea is to bring large dumpsters to the green waste pit for a week, including two Saturdays, that could be used for large household items that are too large for garbage cans. Dumping would be free that week. The City is also coordinating with an electronics recycling company that would be onsite to take old appliances, companies to recycle batteries and tires, and companies to dispose of hazardous materials. There was a discussion about the concept with suggestions that a shredding company be on site. Mayor Taylor then explained the program will be advertised through religious organizations and other civic outlets; City code enforcement staff will also pay visits to property owners whose properties are in violation and let them know they have the option to dump their items at the green waste pit free of charge, but after the conclusion of the week they will begin receiving citations if the violations are not corrected. Discussion centered on the dates of the event as well as other opportunities for making the event a success.

The EDC decided to hold their next meeting on May 20 at 6:00 p.m.

**7.     ADJOURNMENT**

**David Gordon made a motion to adjourn the meeting. Christian George seconded the motion; all voted in favor.**

The meeting adjourned at 8:24 p.m.

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EDC Chairman

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EDC Secretary

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Date Approved